BILL GARRETT, Davidson County
Trans:T20120073780 DEEDWARR
Recvd: 10/01/12 09:53 2 pgs
Fees:13.00 Taxes:267.39

20121001-0088933

This Instrument Prepared By:
William D. Hollis
140 Neal Blvd.
La Vergne, Tennessee 37086

Recording Information:

ADDRESS NEW OWNER:
Randall J. & Stacey R. Calamusa
BILL TO:
5314 Indiana Ave
Nashville, TN. 37209

SEND TAX

Owner

MAP **91-11**
GROUP
PARCEL **136**

MORTGAGEE:
William D. Hollis
140 Neal Blvd.
La Vergne, TN 37086

WARRANTY DEED

"PREPARED BY INFORMATION PROVIDED BY THE PARTIES HERETO WITHOUT BENEFIT OFA TITLE EXAMINATION"

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William D. Hollis** hereinafter called the "GRANTOR'', has bargained and sold, and by these presents, does transfer and convey unto **RandalU. Calamusa and wife, Stacey R. Calamusa** , hereinafter called the "GRANTEES", their heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being lot numbers 1225 and 1227 in block 176 in the extension of Plan No. 1, West Nashville, as of record in Book 57, Pages 74 and 75, Register's Office of Davidson County.

Said lots 1225 and 1227 join each other and together front50 feet on the North side of Indiana Avenue and extending back between parallel lines 150 feet to an alley 25 feet wide, showing 50 feet on said alley.

Being the same property coveyed to William D. Hollis by deed from William H. Hollis, and wife Dorthy Hollis of record in book 7633 page 976, Register's Office of Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

This was not used as marital property by Grantor, investment purposes only.

This is improved property known as 5314 Indiana Avenue Tennessee 37209.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEES", their heirs and assigns, forever, and,

GRANTOR does covenants with the said "GRANTEES" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

"GRANTOR", does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEES", and their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 1st day of October, 2012.

William D. Hollis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, William D. Hollis, the bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of October, 2012.

William D. Hollis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater for this transfer is $72,267.85

AFFIANT

Subscribed and sworn to before me on this 1st. day of October, 2012.

NOTARY PUBLIC
My Commission Expires: 10-20-2014

EVIE A RUTLEDGE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY